

City Council  
Atlanta, Georgia

03-0-0689

Substitute Ordinance  
BY: Zoning Committee

Z-03-27  
Date Filed: 7-10-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,  
GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **292 Fortune Street, N.E.**, be changed from the **R-5 (Two-Family Residential)** District to the **R-4B-C (Single-Family Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **19** of the **14<sup>th</sup>** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### Conditions for Z-03-27

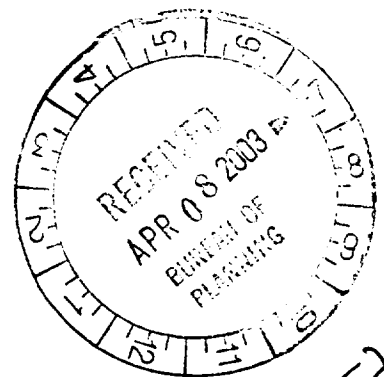
This property may be subdivided into not more than four (4) lots.

**Lots 292, 296-298, 606,  
614 and 616 fortune Street**

**LEGAL DESCRIPTION**

ALL THAT TRACT or parcel of land lying and being in Land Lot 19 of the 14<sup>th</sup> district of Fulton County, Georgia as shown on plat of survey for Carl Jeter made by Samuel G. Evans, Jr., a registered surveyor and being more particularly described as follows:

BEGINNING at a point where the north side of Fortune Place intersects with west side of Fortune Street and running thence north one hundred (100) feet along the west side of Fortune Street to an iron pin; thence running west one hundred fifty-five and five (155.5) feet to an iron pin; thence running south two (2) feet to an iron pin; thence running west forty-five (45) feet to an iron pin on the east side of an eight-foot alley; thence running south along said eight-foot alley ninety-eight and five tenths (98.5) feet to an iron pin on the north side of Fortune Place thence running east two hundred one (201) feet to an iron pin and the point of beginning.



7-23-27